

ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, AMENDING CHAPTER 10, OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA, TO DELETE COMMERCIAL SPORTS AS A PERMITTED USE FROM THE URBAN FRINGE AND LAKE TALQUIN RECREATION URBAN FRINGE ZONING DISTRICTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, THAT:

**Section 1.** That Section 10-1203 Urban fringe district of Division 9 of Article X of Chapter 10, Land Development Code of the Code of Laws of Leon County, Florida, is amended as follows:

**Sec. 10-1203. Urban Fringe district**

(a) Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P = Permitted use

R = Restricted use

S = Special exception

| Legend                       |                         |
|------------------------------|-------------------------|
| Ag = Agricultural            | PR = Passive recreation |
| MC = Minor commercial        | AR = Active recreation  |
| NC = Neighborhood Commercial | CS = Community services |
| LR = Low-density residential |                         |

| SIC Code | Name of Use                               | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|---|--------------------------------------|----|----|----|----|----|----|----|
|          |   | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
|          | <b>RESIDENTIAL</b>                        |                                      |    |    |    |    |    |    |    |
|          | Dwelling, one-family                      | P                                    |    |    | P  |    |    |    |    |
|          | Dwelling, two-family                      | P                                    |    |    | P  |    |    |    |    |
|          | Dwelling, mobile home                     | P                                    |    |    | P  |    |    |    |    |
|          | Mobile home park                          |                                      |    |    | R  |    |    |    |    |
|          |   |                                      |    |    |    |    |    |    |    |
|          | <b>AGRICULTURE, FORESTRY, AND FISHING</b> |                                      |    |    |    |    |    |    |    |
| 01       | Agricultural production--Crops            | P                                    |    |    |    |    |    |    |    |
| 0181     | Ornamental nursery products               | P                                    |    |    |    |    |    |    |    |
| 02       | Agricultural production--Livestock        | P                                    |    |    |    |    |    |    |    |
| 074      | Veterinary services                       | P                                    | P  | P  |    |    |    |    |    |
| 0781     | Landscape counseling and planning         | R                                    |    |    |    |    |    |    |    |
| 092      | Fish hatcheries and preserves             | P                                    |    |    |    |    |    |    |    |
|          |   |                                      |    |    |    |    |    |    |    |
|          | <b>MINING</b>                             |                                      |    |    |    |    |    |    |    |
| 144      | Sand and gravel                           | S                                    |    |    |    |    |    |    |    |
| 145      | Clay, ceramic, and refractory minerals    | S                                    |    |    |    |    |    |    |    |
|          |   |                                      |    |    |    |    |    |    |    |
|          | <b>MANUFACTURING</b>                      |                                      |    |    |    |    |    |    |    |
| 201      | Meat products                             | R                                    |    |    |    |    |    |    |    |
| 202      | Dairy products                            | R                                    |    |    |    |    |    |    |    |
| 204      | Grain mill products                       | R                                    |    |    |    |    |    |    |    |
| 21       | Tobacco products                          | R                                    |    |    |    |    |    |    |    |
| 24       | Lumber and wood products                  | R                                    |    |    |    |    |    |    |    |

| SIC Code | Name of Use                         | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|-------------------------------------|--------------------------------------|----|----|----|----|----|----|----|
|          |                                     | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
|          |                                     |                                      |    |    |    |    |    |    |    |
|          | TRANSPORTATION AND PUBLIC UTILITIES |                                      |    |    |    |    |    |    |    |
| 401      | Railroads                           |                                      | P  | P  |    |    |    | S  |    |
| 43       | Postal service                      |                                      | P  | P  |    |    |    |    |    |
| 483      | Radio and television broadcasting   |                                      |    |    |    |    |    | R  |    |
|          |                                     |                                      |    |    |    |    |    |    |    |
|          | RETAIL TRADE                        |                                      |    |    |    |    |    |    |    |
| 521      | Lumber and other building materials |                                      | P  | P  |    |    |    |    |    |
| 523      | Paint, glass, and wallpaper stores  |                                      | P  | P  |    |    |    |    |    |
| 525      | Hardware stores                     |                                      | P  | P  |    |    |    |    |    |
| 526      | Retail nurseries and garden stores  |                                      | P  | P  |    |    |    |    |    |
| 533      | Variety stores                      |                                      | P  | P  |    |    |    |    |    |
| 539      | Misc. general merchandise stores    |                                      | P  | P  |    |    |    |    |    |
| 541      | Grocery stores                      |                                      | P  | P  |    |    |    |    |    |
| 542      | Meat and fish markets               |                                      | P  | P  |    |    |    |    |    |
| 543      | Fruit and vegetable markets         |                                      | P  | P  |    |    |    |    |    |
| 544      | Candy, nut and confectionery stores |                                      | P  | P  |    |    |    |    |    |
| 545      | Dairy products stores               |                                      | P  | P  |    |    |    |    |    |
| 546      | Retail bakeries                     |                                      | P  | P  |    |    |    |    |    |
| 553      | Auto and home supply stores         |                                      | P  | P  |    |    |    |    |    |
| 554      | Gasoline service stations           |                                      | P  | P  |    |    |    |    |    |
|          | Convenience store                   |                                      | P  | P  |    |    |    |    |    |
| 581      | Eating and drinking places          |                                      | R  | P  |    |    |    |    |    |
| 591      | Drugstores and proprietary stores   |                                      | P  | P  |    |    |    |    |    |
| 592      | Liquor stores                       |                                      | P  | P  |    |    |    |    |    |
| 593      | Used merchandise stores             |                                      | P  | P  |    |    |    |    |    |
| 5941     | Sporting goods and bicycle shops    |                                      | P  | P  |    |    |    |    |    |
| 5943     | Stationery stores                   |                                      | P  | P  |    |    |    |    |    |
| 5961     | Catalog and mail-order houses       |                                      | P  | P  |    |    |    |    |    |
| 5983     | Fuel oil dealers                    |                                      | S  |    |    |    |    |    |    |
| 5984     | Liquefied petroleum gas dealers     |                                      | S  |    |    |    |    |    |    |

| SIC Code | Name of Use                             | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|---|--------------------------------------|----|----|----|----|----|----|----|
|          |   | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
| 5992     | Florists                                |                                      | P  | P  |    |    |    |    |    |
| 5993     | Tobacco stores and stands               |                                      | P  | P  |    |    |    |    |    |
| 5994     | News dealers and newsstands             |                                      | P  | P  |    |    |    |    |    |
| 5995     | Optical goods stores                    |                                      | P  | P  |    |    |    |    |    |
| 5999     | Miscellaneous retail stores, nec        |                                      | R  | R  |    |    |    |    |    |
|          |   |                                      |    |    |    |    |    |    |    |
|          | <b>SERVICES</b>                         |                                      |    |    |    |    |    |    |    |
| 702      | Rooming- and boardinghouses; dorms      |                                      |    |    | R  |    |    |    |    |
| 703      | Camps and recreational vehicle parks    |                                      |    |    |    |    | R  |    |    |
| 721      | Laundry, cleaning, and garment services |                                      | R  | R  |    |    |    |    |    |
| 7215     | Coin-operated laundries and cleaning    |                                      | P  | P  |    |    |    |    |    |
| 723      | Beauty shops                            |                                      | P  | P  |    |    |    |    |    |
| 724      | Barber shops                            |                                      | P  | P  |    |    |    |    |    |
| 725      | Shoe repair and shoeshine parlors       |                                      | P  | P  |    |    |    |    |    |
| 7334     | Photocopying and duplicating services   |                                      | P  | P  |    |    |    |    |    |
| 7335     | Commercial photography                  |                                      | P  | P  |    |    |    |    |    |
| 7336     | Commercial art and graphic design       |                                      | P  | P  |    |    |    |    |    |
| 7353     | Heavy construction equipment rental     | R                                    |    |    |    |    |    |    |    |
| 7359     | Equipment rental and leasing, nec       | R                                    |    |    |    |    |    |    |    |
| 753      | Automotive repair shops                 |                                      | R  | R  |    |    |    |    |    |
| 754      | Automotive services, except repair      |                                      | P  | P  |    |    |    |    |    |
| 762      | Electrical repair shops                 |                                      | P  | P  |    |    |    |    |    |
| 764      | Reupholstery and furniture repair       |                                      | P  | P  |    |    |    |    |    |
| 784      | Video tape rental                       |                                      | P  | P  |    |    |    |    |    |
| 791      | Dance studios, schools, and halls       |                                      | P  | P  |    |    |    |    |    |
| 794      | Commercial sports                       |                                      |    |    |    |    | S  |    |    |
| 7991     | Physical fitness                        |                                      | P  | P  |    |    |    |    |    |

| SIC Code | Name of Use                       | Development and Locational Standards |    |    |    |    |    |    |    |
|----------|-----------------------------------|--------------------------------------|----|----|----|----|----|----|----|
|          |                                   | Ag                                   | MC | NC | LR | PR | AR | CS | PS |
|          | facilities                        |                                      |    |    |    |    |    |    |    |
| 7992     | Public golf courses               |                                      |    |    |    |    | S  |    |    |
| 7996     | Amusement parks                   |                                      |    |    |    |    | S  |    |    |
|          | Elementary and secondary schools  |                                      |    |    |    |    |    | S  |    |
| 822      | Colleges and universities         |                                      |    |    |    |    |    |    | S  |
| 823      | Libraries--Less than 7500 sq. ft. |                                      | P  | P  |    |    |    |    |    |
| 823      | Libraries--7500 sq. ft. or more   |                                      |    |    |    |    |    | R  |    |
| 824      | Vocational schools                |                                      |    |    |    |    |    |    | S  |
| 835      | Day care services                 |                                      | R  | P  |    |    |    |    |    |
| 836      | Residential care                  |                                      | R  | P  |    |    |    |    |    |
| 841      | Museums and art galleries         |                                      |    |    |    |    | S  |    |    |
| 842      | Botanical and zoological gardens  |                                      |    |    |    |    | S  |    |    |
| 864      | Civic and social associations     |                                      |    |    |    |    |    | P  |    |
| 866      | Religious organizations           |                                      |    |    |    |    |    | P  |    |
|          | PUBLIC ADMINISTRATION             |                                      |    |    |    |    |    |    |    |
| 922      | Public order and safety           |                                      |    |    |    |    |    | P  |    |
| 9221     | Police protection                 |                                      |    |    |    |    |    | P  |    |
| 9223     | Correctional institutions         |                                      |    |    |    |    |    | S  |    |
| 9224     | Fire protection                   |                                      |    |    |    |    |    | P  |    |
|          |                                   |                                      |    |    |    |    |    |    |    |
|          | RECREATION                        |                                      |    |    |    |    |    |    |    |
|          | Hiking and nature trails          |                                      |    |    |    | P  |    |    |    |
|          | Picnicking                        |                                      |    |    |    | P  |    |    |    |
|          | Canoe trails                      |                                      |    |    |    | P  |    |    |    |
|          | Bicycle trails                    |                                      |    |    |    | P  |    |    |    |
|          | Horseback riding trails           |                                      |    |    |    | P  |    |    |    |
|          | Tot lots                          |                                      |    |    |    |    | P  |    |    |
|          | Court sports                      |                                      |    |    |    |    | P  |    |    |
|          | Field sports                      |                                      |    |    |    |    | P  |    |    |
|          | Boat landings                     |                                      |    |    |    |    | P  |    |    |
|          | Archaeological historical sites   |                                      |    |    |    | S  |    |    |    |

**Section 2.** That Section 10-1211 Lake Talquin recreation urban fringe district of Division 9 of Article X of Chapter 10, Land Development Code of the Code of Laws of Leon County, Florida, is amended as follows:

**Sec. 10-1211. Lake Talquin recreation urban fringe district.**

(a) Allowable uses, appropriate permit level and applicable development and locational standards in the Lake Talquin recreation urban fringe district are as follows:

P = Permitted use R = Restricted use S = Special exception

| Legend                       |                         |
|------------------------------|-------------------------|
| Ag = Agricultural            | PR = Passive recreation |
| MC = Minor commercial        | AR = Active recreation  |
| NC = Neighborhood commercial | CS = Community services |
| HC = Highway commercial      | PS = Postsecondary      |
| LR = Low-density residential |                         |

| SIC<br>Code | Name of Use                         | Development and Locational Standards |    |    |    |    |    |    |    |    |
|-------------|-------------------------------------|--------------------------------------|----|----|----|----|----|----|----|----|
|             |                                     | Aq                                   | MC | NC | HC | LR | PR | AR | CS | PS |
|             |                                     |                                      |    |    |    |    |    |    |    |    |
|             | RESIDENTIAL                         |                                      |    |    |    |    |    |    |    |    |
|             | Dwelling, one-family                |                                      |    |    |    | P  |    |    |    |    |
|             | Dwelling, two-family                |                                      |    |    |    | P  |    |    |    |    |
|             | Dwelling, mobile home               |                                      |    |    |    | P  |    |    |    |    |
|             |                                     |                                      |    |    |    |    |    |    |    |    |
|             | AGRICULTURE, FORESTRY, AND FISHING  |                                      |    |    |    |    |    |    |    |    |
| 02          | Agricultural production--Livestock  | P                                    |    |    |    |    |    |    |    |    |
| 074         | Veterinary services                 |                                      | R  | S  |    |    |    |    |    |    |
|             |                                     |                                      |    |    |    |    |    |    |    |    |
|             | TRANSPORTATION AND PUBLIC UTILITIES |                                      |    |    |    |    |    |    |    |    |
| 43          | Postal service                      |                                      | P  | S  |    |    |    |    | S  |    |
|             |                                     |                                      |    |    |    |    |    |    |    |    |
|             | RETAIL TRADE                        |                                      |    |    |    |    |    |    |    |    |
| 521         | Lumber and other building materials |                                      | P  | P  |    |    |    |    |    |    |
|             |                                     |                                      |    |    |    |    |    |    |    |    |

| SIC Code | Name of Use                            | Development and Locational Standards |    |    |    |    |    |    |    |    |
|----------|--|--------------------------------------|----|----|----|----|----|----|----|----|
|          |  | Ag                                   | MC | NC | HC | LR | PR | AR | CS | PS |
| 523      | Paint, glass, and wallpaper stores     |                                      | P  | P  | S  |    |    |    |    |    |
| 525      | Hardware stores                        |                                      | P  | P  | S  |    |    |    |    |    |
| 526      | Retail nurseries and garden stores     |                                      | R  | R  |    |    |    |    |    |    |
| 539      | Misc. general merchandise stores       |                                      | P  | P  |    |    |    |    |    |    |
| 541      | Grocery stores                         |                                      | P  | P  |    |    |    |    |    |    |
| 542      | Meat and fish markets                  |                                      | P  | P  |    |    |    |    |    |    |
| 543      | Fruit and vegetable markets            |                                      | P  | P  |    |    |    |    |    |    |
| 544      | Candy, nut and confectionery stores    |                                      | P  | P  |    |    |    |    |    |    |
| 545      | Dairy products stores                  |                                      | P  | P  |    |    |    |    |    |    |
| 546      | Retail bakeries                        |                                      | P  | P  |    |    |    |    |    |    |
| 553      | Auto and home supply stores            |                                      | P  | P  |    |    |    |    |    |    |
| 554      | Gasoline service stations              |                                      | P  | R  | S  |    |    |    |    |    |
|          | Convenience store                      |                                      | P  | S  | S  |    |    |    |    |    |
| 56       | Apparel and accessory stores           |                                      | P  | P  |    |    |    |    |    |    |
| 571      | Furniture and homefurnishings stores   |                                      | P  | P  |    |    |    |    |    |    |
| 572      | Household appliance stores             |                                      | P  | P  |    |    |    |    |    |    |
| 573      | Radio, television, and computer stores |                                      | P  | P  |    |    |    |    |    |    |
| 5736     | Musical instrument stores              |                                      | P  | P  |    |    |    |    |    |    |
| 581      | Eating and drinking places             |                                      | P  | P  |    |    |    |    |    |    |
| 591      | Drugstores and proprietary stores      |                                      | P  | P  |    |    |    |    |    |    |
| 592      | Liquor stores                          |                                      | P  | P  |    |    |    |    |    |    |
| 593      | Used merchandise stores                |                                      | P  | P  |    |    |    |    |    |    |



| SIC<br>Code | Name of Use                           | Development and Locational Standards |    |    |    |    |    |    |    |    |
|-------------|---------------------------------------|--------------------------------------|----|----|----|----|----|----|----|----|
|             |                                       | Ag                                   | MC | NC | HC | LR | PR | AR | CS | PS |
| 5941        | Sporting goods and bicycle shops      |                                      | P  | P  |    |    |    |    |    |    |
| 5942        | Bookstores                            |                                      | P  | P  |    |    |    |    |    |    |
| 5943        | Stationery stores                     |                                      | P  | P  |    |    |    |    |    |    |
| 5944        | Jewelry stores                        |                                      | P  | P  |    |    |    |    |    |    |
| 5945        | Hobby, toy, and game shops            |                                      | P  | P  |    |    |    |    |    |    |
| 5946        | Camera and photographic supply stores |                                      | P  | P  |    |    |    |    |    |    |
| 5947        | Gift, novelty, and souvenir shops     |                                      | P  | P  |    |    |    |    |    |    |
| 5948        | Luggage and leather goods stores      |                                      | P  | P  |    |    |    |    |    |    |
| 5949        | Sewing, needlework, and piece goods   |                                      | P  | P  |    |    |    |    |    |    |
| 5961        | Catalog and mail-order houses         |                                      | P  | P  |    |    |    |    |    |    |
| 5983        | Fuel oil dealers                      |                                      |    |    | S  |    |    |    |    |    |
| 5984        | Liquefied petroleum gas dealers       |                                      |    |    | S  |    |    |    |    |    |
| 5992        | Florists                              |                                      | P  | P  |    |    |    |    |    |    |
| 5993        | Tobacco stores and stands             |                                      | P  | P  |    |    |    |    |    |    |
| 5994        | News dealers and newsstands           |                                      | P  | P  |    |    |    |    |    |    |
| 5995        | Optical goods stores                  |                                      | P  | P  |    |    |    |    |    |    |
|             |                                       |                                      |    |    |    |    |    |    |    |    |
|             | SERVICES                              |                                      |    |    |    |    |    |    |    |    |
| 703         | Camps and recreational vehicle parks  |                                      |    |    |    |    |    | R  |    |    |
| 722         | Photographic studios, portrait        |                                      | P  | P  |    |    |    |    |    |    |
| 723         | Beauty shops                          |                                      | P  | P  |    |    |    |    |    |    |
| 724         | Barber shops                          |                                      | P  | P  |    |    |    |    |    |    |

| SIC Code | Name of Use                            | Development and Locational Standards |    |    |    |    |    |    |    |    |
|----------|--|--------------------------------------|----|----|----|----|----|----|----|----|
|          |  | Ag                                   | MC | NC | HC | LR | PR | AR | CS | PS |
| 725      | Shoe repair and shoeshine parlors      |                                      | P  | P  |    |    |    |    |    |    |
| 7334     | Photocopying and duplicating services  |                                      | P  | P  |    |    |    |    |    |    |
| 7335     | Commercial photography                 |                                      | P  | P  |    |    |    |    |    |    |
| 7336     | Commercial art and graphic design      |                                      | P  | P  |    |    |    |    |    |    |
| 753      | Automotive repair shops                |                                      | R  | R  |    |    |    |    |    |    |
| 754      | Automotive services, except repair     |                                      | R  | R  |    |    |    |    |    |    |
| 762      | Electrical repair shops                |                                      | P  | P  |    |    |    |    |    |    |
| 763      | Watch, clock, and jewelry repair       |                                      | P  | P  |    |    |    |    |    |    |
| 764      | Reupholstery and furniture repair      |                                      | P  | P  |    |    |    |    |    |    |
| 784      | Video tape rental                      |                                      | P  | P  | P  |    |    |    |    |    |
| 791      | Dance studios, schools, and halls      |                                      | P  | P  |    |    |    |    |    |    |
| 793      | Bowling centers                        |                                      | P  | P  |    |    |    |    |    |    |
| 794      | Commercial sports                      |                                      | P  | P  |    |    |    |    |    |    |
| 7997     | Membership sports and recreation clubs |                                      | P  | P  |    |    |    |    |    |    |
| 821      | Elementary and secondary schools       |                                      |    |    |    |    |    |    | S  |    |
| 822      | Colleges and universities              |                                      |    |    |    |    |    |    |    | S  |
| 823      | Libraries--Less than 7500 sq. ft.      |                                      | P  | P  |    |    |    |    |    |    |
| 823      | Libraries--7500 sq. ft. or more        |                                      |    |    |    |    |    |    | S  |    |
| 824      | Vocational schools                     |                                      |    |    |    |    |    |    | S  |    |
| 841      | Museums and art galleries              |                                      |    |    |    |    |    |    | S  |    |
| 842      | Botanical and zoological gardens       |                                      |    |    |    |    |    |    | S  |    |
| 864      | Civic and social associations          |                                      | P  | P  |    |    |    |    | S  |    |

| SIC<br>Code | Name of Use                     | Development and Locational Standards |    |    |    |    |    |    |    |    |
|-------------|---------------------------------|--------------------------------------|----|----|----|----|----|----|----|----|
|             |                                 | Ag                                   | MC | NC | HC | LR | PR | AR | CS | PS |
|             | PUBLIC ADMINISTRATION           |                                      |    |    |    |    |    |    |    |    |
| 922         | Public order and safety         |                                      |    |    |    |    |    |    | S  |    |
| 9221        | Police protection               |                                      |    |    |    |    |    |    | S  |    |
| 9223        | Correctional institutions       |                                      |    |    |    |    |    |    | S  |    |
| 9224        | Fire protection                 |                                      |    |    |    |    |    |    | S  |    |
|             |                                 |                                      |    |    |    |    |    |    |    |    |
|             | RECREATION                      |                                      |    |    |    |    |    |    |    |    |
|             | Hiking and nature trails        |                                      |    |    |    |    | P  |    |    |    |
|             | Picnicking                      |                                      |    |    |    |    | P  |    |    |    |
|             | Canoe trails                    |                                      |    |    |    |    | P  |    |    |    |
|             | Bicycle trails                  |                                      |    |    |    |    | P  |    |    |    |
|             | Horseback riding trails         |                                      |    |    |    |    | P  |    |    |    |
|             | Tot lots                        |                                      |    |    |    |    |    | P  |    |    |
|             | Court sports                    |                                      |    |    |    |    |    | P  |    |    |
|             | Field sports                    |                                      |    |    |    |    |    | P  |    |    |
|             | Boat landings                   |                                      |    |    |    |    |    | P  |    |    |
|             | Archaeological historical sites |                                      |    |    |    |    | S  |    |    |    |

**Section 3. Conflicts.**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, as of the effective date of this ordinance, except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan as amended, which provisions shall prevail over any parts of this ordinance which are inconsistent, wither in whole or in part, with the said Comprehensive Plan.

**Section 4. Severability.**

If any portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provisions and such hold shall not effect the validity of the remaining portion of the ordinance.

**Section 5. Effective Date.**

This ordinance shall become effective as provided by law.

Duly passed and adopted by the Board of County Commissioners of Leon County, Florida, this \_\_\_ day of October, 2004.

LEON COUNTY, FLORIDA

\_\_\_\_\_  
Jane G. Sauls, Chairman

ATTEST:  
Bob Inzer, Clerk of the Court

By: \_\_\_\_\_

APPROVED AS TO FORM:  
County Attorney's Office  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele, Esq.  
County Attorney